

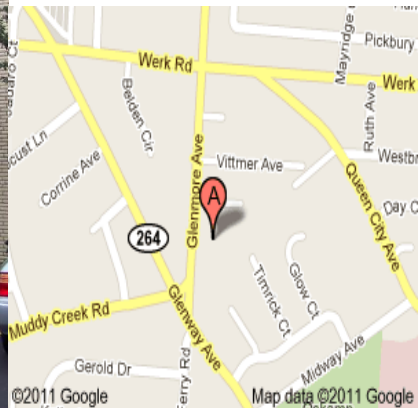
Professional Office Space in Western Hills just off Glenway Avenue

**Looking to Open a Practice, Office, or Second Location?
Here's a great place with an affordable lease.**

3012 Glenmore Avenue 45238 is an office building with 5 suites currently available. Two suites on the first floor could be combined to form one larger suite. Current existing mix of 14 tenants includes several dentists, dermatologist, home health nurses, real estate office, lender, title company, rentable meeting room, professional training, and chiropractor. Typical layout includes waiting area, reception, back entry, and exam rooms.



Typical or average rent is \$12-\$16 per square foot, amenities included, and NO CAM charges!



Amenities Include:

Light Janitorial, Heat & Water Paid, Trash Dumpster, Ample Parking for Employees & Clientele, Bldg. Security System, Maintained Landscape, Elevator Service, Easy Access, Visibility from Glenway Avenue, Snow Removal/Salt App, 3-Yr. Blank Lease for Review, **Build-Out Options Available**

Suites Available:

#101 - 1,178 sq. ft. (first floor)
#104 - 1,716 sq. ft. (Could be combined with #101 for 2,894 sq. ft.)
#204 - 600 sq. ft. (second floor)
12 - 1,252 sq. ft. (lower level)
#14 - 1,574 sq. ft. (lower level)

*Local landlord keeps property nice and is responsive
Call today to make arrangements for a showing!
Tom Deutsch Jr., Coldwell Banker 513-460-5302 (cell)*